

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Elkin Diaz
Project Engineer
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Email:
elkind@cityfort.com

Project Name: Dad and Lad Enterprises,
LLC/"Edgewood Landings" Plat

Case #: 4 P 03

Date: June 10, 2003

Comments:

1. Please add the scale used (no more than one hundred (100) feet to the inch allowed).
2. Please have plat certified (signed and sealed) by professional land surveyor.
3. Discuss required subdivision improvements per ULDR Section 47-24.5.E. These shall be applicable with site plan review.
4. The owner shall submit a copy of this plat application and associated review documents to Tony Irvine, PLS, City Surveyor and obtain his prior authorization before requesting Tim Welch's authorization for Planning & Zoning Board review of this plat.

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|----------------------|--|----------------|---------------------------------|
| Division: | Parks & Recreation | Member: | Kathleen Connor 954-828-5869 |
| Project Name: | Dad and Lad Enterprises, LLC/"Edgewood Landings" Plat | Case #: | 4 P 03 |
| Date: | June 10, 2003 | | |

Comments:

1. This plat would require a recreation impact fee of .62 acres of land dedication.
Reviewed with Chris Barton, Principal Planner.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Dad and Lad Enterprises,
LLC/"Edgewood Landings" Plat

Case #: 4 P 03

Date: June 10, 2003

Plat Approval "Edgewood Landings" – Restricted to 30 Townhouse Units/RML-25
Note: Pre-application site plan review for 25 townhouses on this property was reviewed at the May 13, 2003 DRC meeting.

Comments:

1. Plat requires Planning and Zoning Board and City Commission approval.
2. This plat is subject to ULDR Sec. 47-24.5, Subdivision Regulations.
3. Tim Welch, Engineering Design Manager, and Tony Irvine, City Surveyor, will make technical comments regarding the plat. Mr. Welch and Mr. Irvine's signatures are required for pre-Planning and Zoning signoff for the plat prior to Planning and Zoning Board review.
4. Pursuant to ULDR Sec. 47-25.2.F. Adequacy requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent for 30 townhouses is \$22,680.
5. The site plan for this development requires review as a Site Plan Level II (DRC).
6. Additional comments may be forthcoming at DRC meeting.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Dad and Lad Enterprises,
LLC/"Edgewood Landings" Plat

Case #: 4 P 03

Date: June 10, 2003

Comments:

No comments.